130.0	0001	0033.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,129,100	/	1,129,100
USE VALUE:	1,129,100	/	1,129,100
ASSESSED:	1,129,100	/	1,129,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOHN LAWRENCE S--ETAL
Owner 2:	BOHN JUDITH T
Owner 3:	
Street 1:	38 ACADEMY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,472 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1850, having primarily Clapboard Exterior and 3545 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5472.000	602,400	1,000	525,700	1,129,100
Total Card	0.126	602,400	1,000	525,700	1,129,100
Total Parcel	0.126	602,400	1,000	525,700	1,129,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.51 | /Parcel: 318.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84223

GIS Ref

GIS Ref

Insp Date 05/11/18

PREVIOUS ASSESSMENT

Parcel ID 130.0-0001-0033.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	602,100	1000	5,472.	525,700	1,128,800	1,128,800	Year End Roll	12/18/2019
2019	101	FV	446,600	1100	5,472.	555,000	1,002,700	1,002,700	Year End Roll	1/3/2019
2018	101	FV	472,500	1100	5,472.	408,900	882,500	882,500	Year End Roll	12/20/2017
2017	101	FV	472,500	1100	5,472.	391,400	865,000	865,000	Year End Roll	1/3/2017
2016	101	FV	472,500	1100	5,472.	362,200	835,800	835,800	Year End	1/4/2016
2015	101	FV	447,400	1100	5,472.	303,800	752,300	752,300	Year End Roll	12/11/2014
2014	101	FV	447,400	1100	5,472.	296,800	745,300	745,300	Year End Roll	12/16/2013
2013	101	FV	447,400	1100	5,472.	282,700	731,200	731,200		12/13/2012

!10186!

PRINT

Date	Time
12/11/20	00:31:18

LAST REV

Date	Time
11/13/19	10:48:38
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10186

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18591-458		10/1/1987		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2019	979	Redo Bat	50,000	O				
7/10/2018	921	Wood Dec	18,200	C				expand exist deck
6/12/2000	491	Redo Kit	50,000	C				REMODEL KITCHEN-AD
12/5/1995	691		20,000					LAUN/TO/BEDROOM+CL
6/30/1994	311		1,800					ADD SIDE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	HS	Hanne S
11/17/2008	Meas/Inspect	345	PATRIOT
11/9/1999	Meas/Inspect	243	PATRIOT
7/6/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	84223
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5472		Sq. Ft.	Site		0	90.	1.07	10									525,742						525,700	

Total AC/HA:	0.12562	Total SF/SM:	5472	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	525,742	Spl Credit		Total:	525,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99953389
Const Adj.:	1.02989697
Adj $ / SQ:	128.677
Other Features:	127743
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740001
Depreciation:	137640
Depreciated Total:	602361

COMMENTS

KITCHEN IN UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs:	10	BRs:	4	Baths:	2	HB	1						

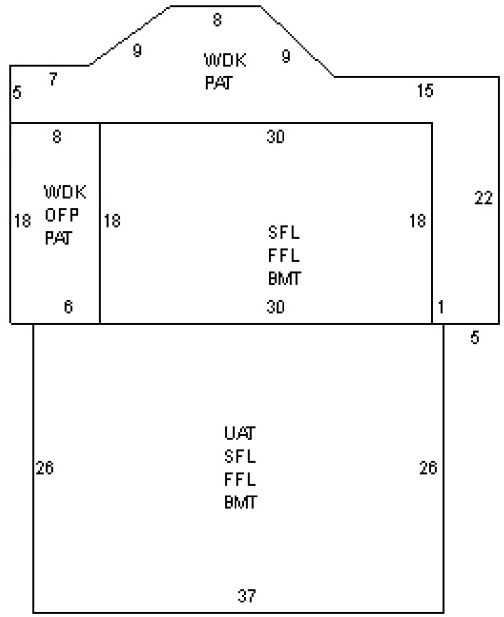
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.70
Special Features:	0	Val/Su Net:	101.09
Final Total:	602400	Val/Su SzAd	200.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,502	43.620	65,520
FFL	First Floor	1,502	128.680	193,273
SFL	Second Floor	1,502	128.680	193,273
PAT	Patio	534	3.040	1,624
WDK	Deck	534	8.110	4,330
UAT	Upper Attic	241	90.070	21,663
OFP	Open Porch	144	28.790	4,146
	Net Sketched Area:	5,959	Total:	483,829
Size Ad	3004	Gross Are	6680	FinArea 3545

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 130.0-0001-0033.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	600	A	AV	1970	2.88	T	39.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000